153.0	0003	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,400 / 849,400
					USE VALUE:	849,400 / 849,400
					ASSESSED:	849,400 / 849,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE JENNIFER/ETAL
Owner 2:	OUELLETTE JOHN H
Owner 3:	
Street 1:	42 FISHER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,496 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6496.000	357,500		491,900	849,400
Total Card	0.149	357,500		491,900	849,400
Total Parcel	0.149	357,500		491,900	849,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.38 | /Parcel: 375.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101687

GIS Ref

GIS Ref

Insp Date 03/10/18

!12009!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,500	0	6,496.	491,900	849,400	849,400	Year End Roll	12/18/2019
2019	101	FV	269,500	0	6,496.	461,200	730,700	730,700	Year End Roll	1/3/2019
2018	101	FV	269,500	0	6,496.	381,200	650,700	650,700	Year End Roll	12/20/2017
2017	101	FV	269,500	0	6,496.	350,500	620,000	620,000	Year End Roll	1/3/2017
2016	101	FV	269,500	0	6,496.	319,700	589,200	589,200	Year End	1/4/2016
2015	101	FV	262,900	0	6,496.	313,600	576,500	576,500	Year End Roll	12/11/2014
2014	101	FV	262,900	0	6,496.	291,500	554,400	554,400	Year End Roll	12/16/2013
2013	101	FV	262,900	0	6,496.	277,300	540,200	540,200		12/13/2012

PRINT

Date	Time
12/11/20	02:07:51

LAST REV

Date	Time
04/24/18	08:59:38

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY CHARLE	1156-193		6/12/1996		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	101687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	2329	Addition	25,000					DEMO EFP/NEW8X221S
9/10/2002	780	Addition	45,000	O		G4	GR FY04	ADD 12X20-REM KIT-

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6496		Sq. Ft.	Site		0	80.	0.95	9									491,903						491,900	

Total AC/HA: 0.14913 | Total SF/SM: 6496 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 491,903 | Spl Credit | Total: 491,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18137646
Const Adj.:	1.00989902
Adj $ / SQ:	149.134
Other Features:	91250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439224
Depreciation:	81696
Depreciated Total:	357528

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

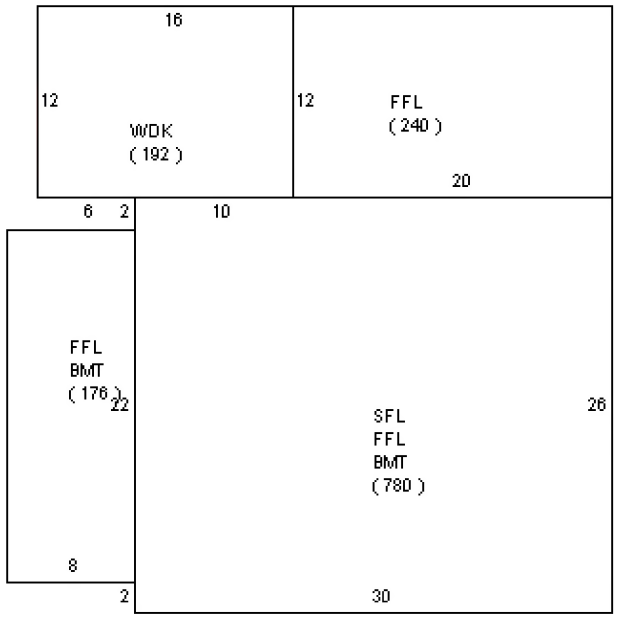
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.13
Special Features:	0	Val/Su Net:	114.44
Final Total:	357500	Val/Su SzAd	180.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	149.130	178,364
BMT	Basement	956	53.460	51,112
SFL	Second Floor	780	149.130	116,324
WDK	Deck	192	11.320	2,173

Net Sketched Area:	3,124			Total:	347,973
Size Ad	1976	Gross Are	3124	FinArea	2263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	